



3 1223 03557 4996

DEPARTMENT OF CITY PLANNING 450 McAllister St. - 5th Floor

(415) 558-5260

NOTICE THAT AN
ENVIRONMENTAL IMPACT REPORT
IS DETERMINED TO BE REQUIRED

DOCUMENTS DEPT.

AUG 9 1982

SAN FRANCISCO
PUBLIC LIBRARY

Date of this Notice: August 6, 1982

Lead Agency: City and County of San Francisco, Department of City Planning
450 McAllister St. - 5th Floor, San Francisco CA 94102

Agency Contact Person: Carol Roos

Tel: (415) 558-5260

Project Title: 82.129E : Embarcadero
Office Terraces

Project Sponsor: Seawall Lot 321
Limited Partnership

Project Contact Person: Robert Meyers

Project Address: 1000 Front Street

Assessor's Block(s) and Lot(s): Lot 1 in Assessor's Block 110

City and County: San Francisco

Project Description: Construction of a four-story, 40-foot-tall office building of 184,000 gross sq. ft. including about 142,000 sq. ft. of office, 3,000 sq. ft. of restaurant, 37,000 sq. ft. of basement level storage and parking (40 spaces), and loading. The project would replace a surface parking lot.

THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED. This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15081 (Determining Significant Effect), 15082 (Mandatory Findings of Significance) and 15084 (Decision to Prepare an EIR), and the following reasons, as documented in the Initial Evaluation (initial study) for the project, which is on file at the Department of City Planning:

Please see the attached Initial Study.

Deadline for Filing of an Appeal of this Determination to the City Planning Commission: August 16, 1982

An appeal requires 1) a letter specifying the grounds for the appeal, and 2) a \$35.00 filing fee.

Alec S. Bash
Alec S. Bash, Environmental Review Officer



5/S

SAN FRANCISCO
PUBLIC LIBRARY

REFERENCE
BOOK

Not to be taken from the Library



DEPARTMENT OF CITY PLANNING

450 McAllister Street · San Francisco · CA 94102

FINAL INITIAL STUDY

EMBARCADERO OFFICE TERRACES

August 6, 1982

82.129E

D REF 711.5522 Em125

Embarcadero Office
Terraces : final
1982.

3 1223 03557 4996

S.F. PUBLIC LIBRARY

CONTENTS

	<u>Page</u>
I. PROJECT DESCRIPTION	I
II. SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS	I
A. Significant Effects	I
B. Insignificant Effects	6
III. ENVIRONMENTAL EVALUATION CHECKLIST	7
A. General Considerations	7
B. Environmental Impacts	7
1. Land Use	7
2. Visual Quality and Urban Design	7
3. Population/Employment/Housing	8
4. Transportation/Circulation	8
5. Noise	9
6. Air Quality/Climate	9
7. Utilities and Public Services	10
8. Biology	13
9. Land	13
10. Water	13
11. Energy/Natural Resources	14
12. Hazards	14
13. Cultural	15
C. Mitigation Measures	15
D. Alternatives	15
E. Mandatory Findings of Significance	16
IV. DISTRIBUTION LIST	19

LIST OF FIGURES

1. Site Location Map	2
2. Perspective View	3
3. First Floor and Site Plan	4
4. Sections	5

FINAL
INITIAL STUDY
82.129E
AUGUST 1982

I. PROJECT DESCRIPTION

The proposed project would be located at 1000 Front Street on Assessor's Block 110, Lot 1, bounded by The Embarcadero, Green Street, Front Street and Union Street (Figure 1). The site is zoned C-2 (Community Business District) and lies within the Northern Waterfront Special Use District No. 3 and the proposed Northeastern Waterfront Historical District.

The project sponsor, Seawall Lot 321 Limited Partnership, proposes a four-story office building with a single, partial level of subsurface parking (Figures 2, 3 and 4). The structure would be 40 feet high, would cover approximately 40,000 square feet of ground area and would contain approximately 184,000 gross square feet of floor area. Of the gross square footage, approximately 142,000 square feet would be utilized as office space, 3,000 square feet as ground floor restaurant space and 37,000 square feet as basement-level storage and parking space. Pedestrian access to the proposed project would be from Front Street and from The Embarcadero. Access to parking and loading facilities would be from Green Street.

II. SUMMARY OF POTENTIAL EFFECTS

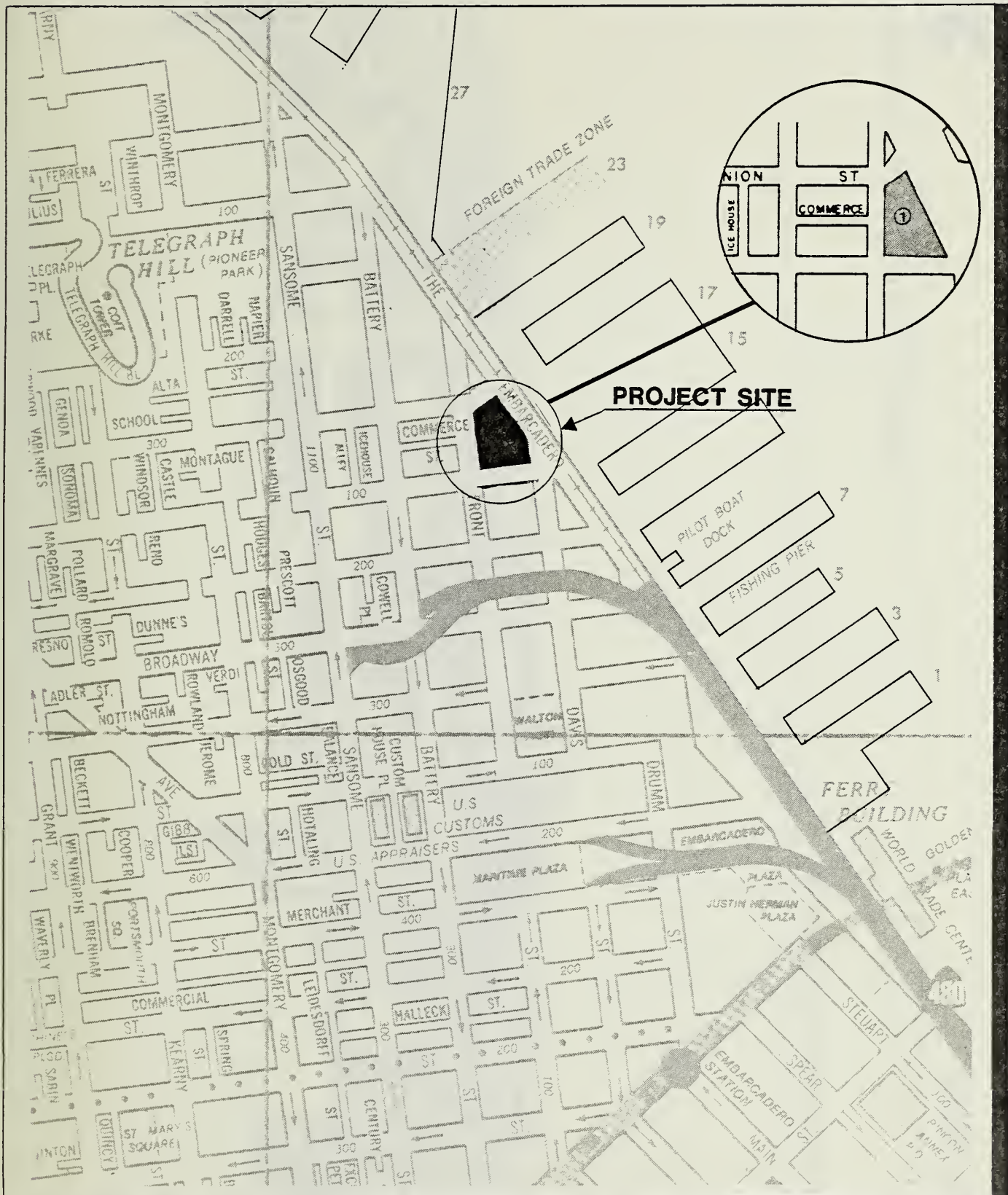
A. SIGNIFICANT EFFECTS

The Embarcadero Office Terraces project is examined in this Initial Study to identify its potential effects on the environment. The proposed project may generate environmental impacts that could be considered significant and these will be analyzed in an Environmental Impact Report. Potential environmental effects from the project include effects on land use; long-range views; transportation, circulation and parking; population, employment and housing; noise; localized impacts in wind patterns; cumulative effects on energy, public services and utilities; geology; groundwater; and archaeological and historic resources.



Digitized by the Internet Archive
in 2014

<https://archive.org/details/embarcaderooffic6198sanf>



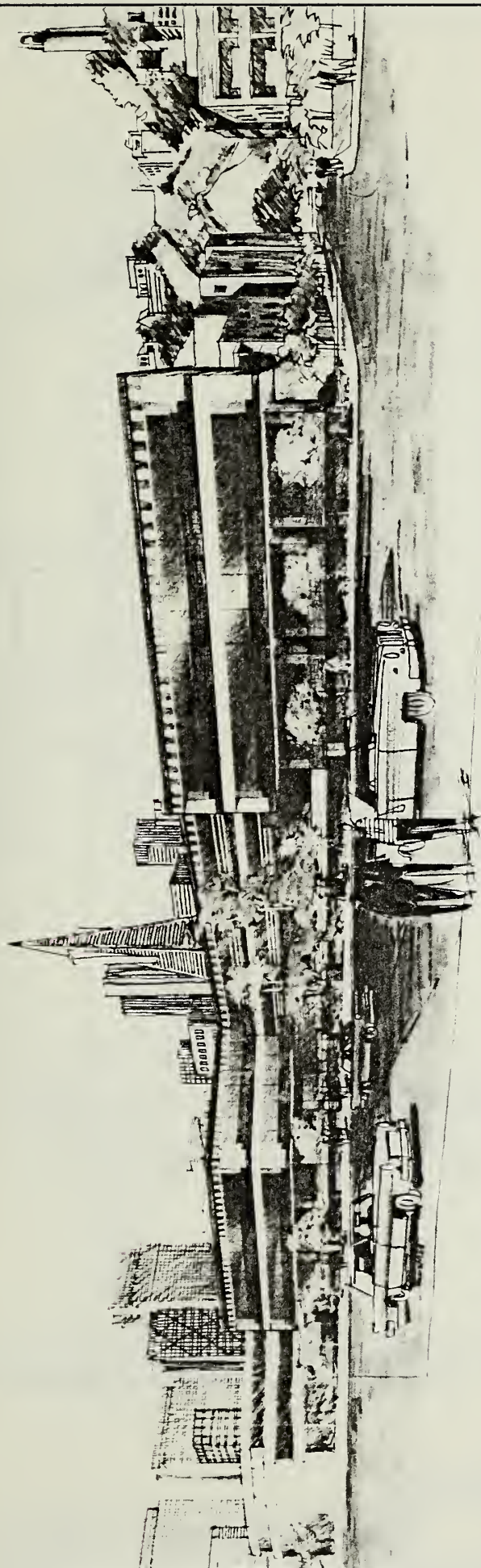
① LOT NUMBER
110 BLOCK NUMBER

SCALE 0 500 1000 2000 FEET



Embarcadero Office Terraces

SITE LOCATION MAP

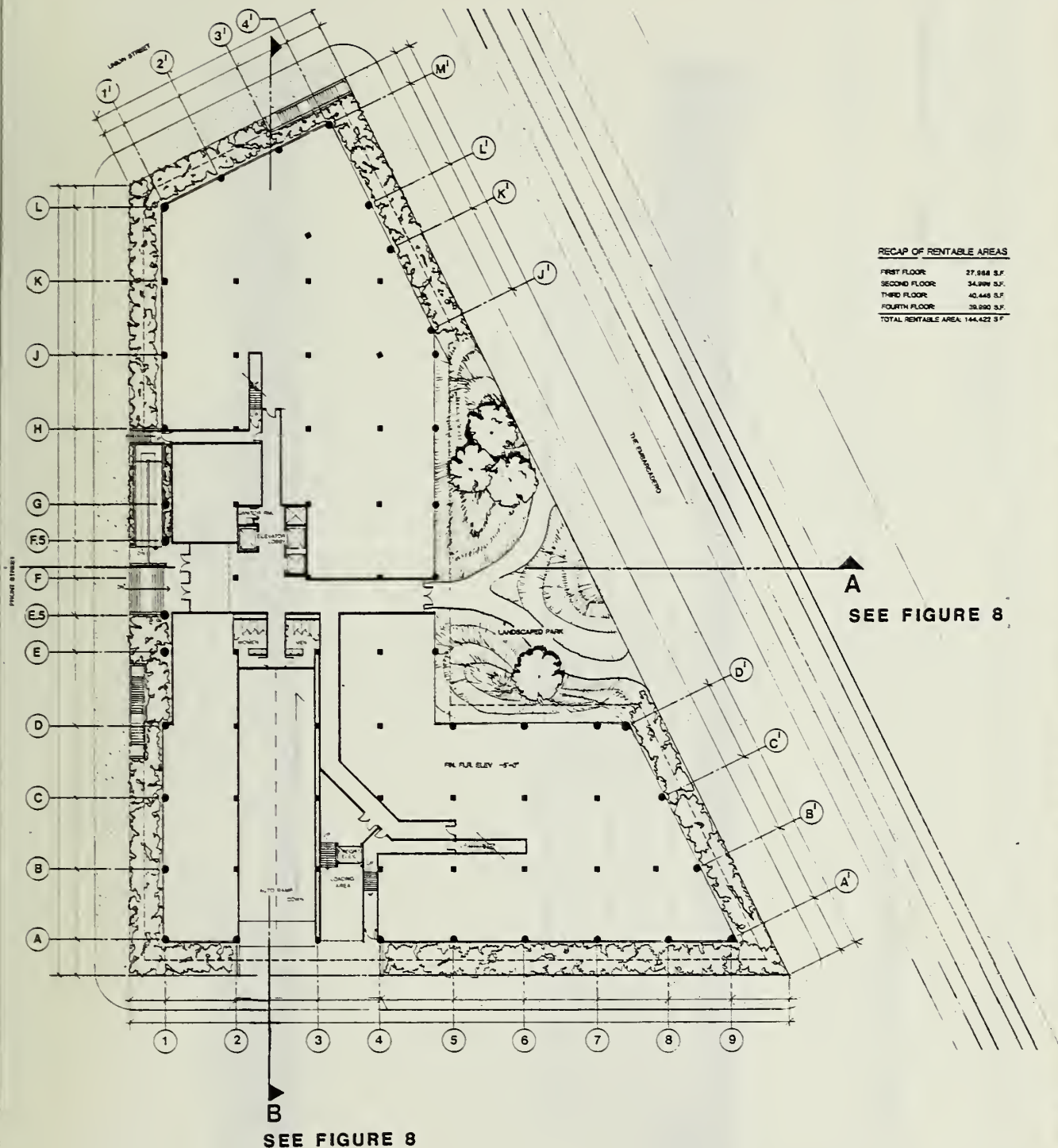


SOURCE: THE MUNSELLE/BROWN PARTNERSHIP INC.

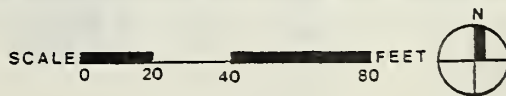
Embarcadero Office Terraces

PERSPECTIVE VIEW

2



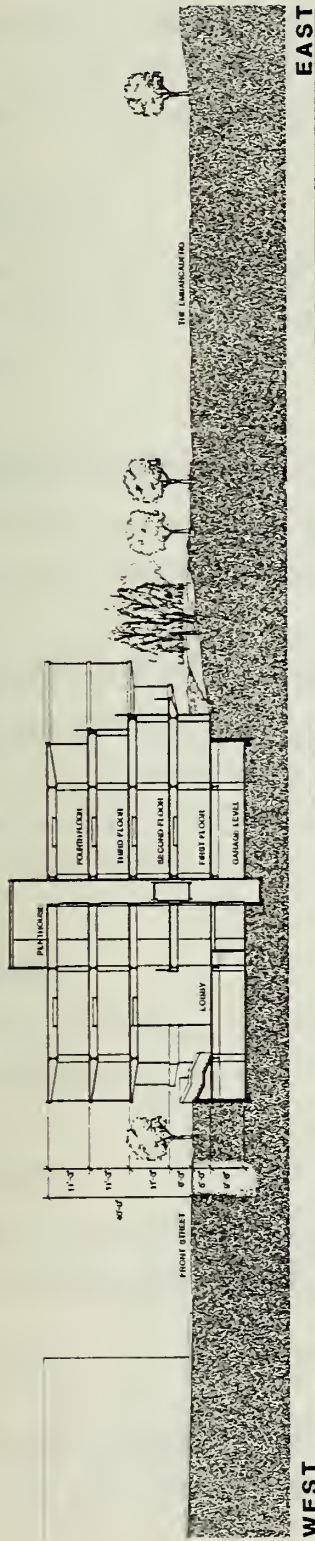
SOURCE: THE MUNSELLE/BROWN PARTNERSHIP INC.



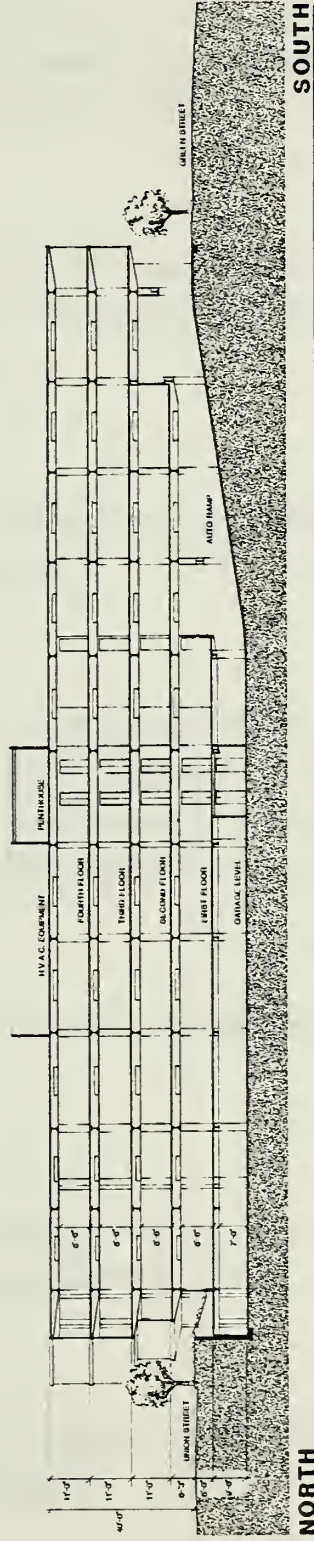
Embarcadero Office Terraces

FIRST FLOOR AND SITE PLAN

3

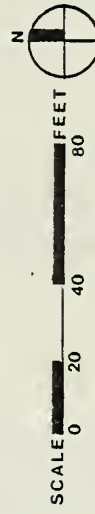


SECTION A



SECTION B

SOURCE: THE MUNSELLE/BROWN PARTNERSHIP INC.



Embarcadero Office Terraces

SECTIONS

4

B. INSIGNIFICANT EFFECTS

The proposed Embarcadero Office Terraces would not have significant environmental effects on the areas indicated below. These potential environmental issues require no further study and will not be addressed in the subsequent EIR.

1. Relocation

The project site is currently used as a public self-serve surface parking lot and would not require relocation of housing or businesses or a displacement of people in order to clear the site.

2. Odors/Burning of Materials

Construction and operation of the proposed project would not create objectionable odors nor would the project involve burning any materials.

3. Utilities and Public Services

The increased demand for public services and utilities generated by the proposed project would not require additional personnel or equipment and requires no further study. The cumulative impacts of the proposed project, however, could have significant impacts on police and fire protection services and will be discussed in the EIR.

4. Biology

The proposed project would have no effect on plant or animal life on the project site or surrounding area.

5. Water

The site is currently covered by an asphalt parking lot with no surface water. Alterations to drainage patterns, therefore, will not be discussed in the EIR.

6. Hazards

The proposed project would not be affected by hazardous uses or health hazards in the area nor would there be a potential for health hazards.

III. ENVIRONMENTAL EVALUATION CHECKLIST

A. GENERAL CONSIDERATIONS:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
1. Would the project conflict with objectives and policies in the Comprehensive Plan (Master Plan) of the City?	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	<u>X</u>
2. Would the project require a variance, or other special authorization under the City Planning Code?	<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>
3. Would the project require approval of permits from City Departments other than DCP or BBI, or from regional, state or federal agencies?	<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>
4. Would the project conflict with adopted environmental plans and goals?	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	<u>X</u>

The above matters require discussion in the EIR.

B. ENVIRONMENTAL IMPACTS:

1. Land Use. Would the proposed projects:

a. Be different from surrounding land uses?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>
b. Disrupt or divide the physical arrangement of an established community?	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	<u>X</u>

These matters require discussion in the EIR.

2. Visual Quality and Urban Design. Would the proposed project:

a. Obstruct or degrade any scenic view or vista open to the public?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>
b. Reduce or obstruct views from adjacent or nearby buildings?	<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>
c. Create a negative aesthetic effect?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>
d. Generate light or glare affecting other properties?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>

These matters require discussion in the EIR.

3. <u>Population/Employment/Housing:</u> Would the proposed project:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Alter the density of the area population?	<u>X</u>	—	—	—	<u>X</u>
b. Have a growth-inducing effect?	<u>X</u>	—	—	—	<u>X</u>
c. Require relocation of housing or businesses, with a displacement of people, in order to clear the site?	—	—	<u>X</u>	—	—
d. Create or eliminate jobs during construction and operation and maintenance of the project?	<u>X</u>	—	—	—	<u>X</u>
e. Create an additional demand for housing in San Francisco?	<u>X</u>	—	—	—	<u>X</u>

These matters require discussion in an EIR.

4. <u>Transportation/Circulation.</u> Would the construction or operation of the project result in:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Change in use of existing transportation systems (transit, roadways, pedestrian ways, etc.)?	<u>X</u>	—	—	—	<u>X</u>
b. An increase in traffic which is substantial in relation to existing loads and street capacity?	—	<u>X</u>	—	—	<u>X</u>
c. Effects on existing parking facilities, or demand for new parking?	<u>X</u>	—	—	—	<u>X</u>
d. Alteration to current patterns of circulation or movement of people and/or goods?	<u>X</u>	—	—	—	<u>X</u>
e. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	<u>X</u>	—	—	<u>X</u>
f. A need for maintenance or improvement or change in configuration of existing public roads or facilities?	—	<u>X</u>	—	—	<u>X</u>
g. Construction of new public roads?	—	—	<u>X</u>	—	<u>X</u>

These matters require discussion in an EIR.

5. <u>Noise</u>	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Would the proposed project generate noise levels in excess of those of those currently existing in the area? (during construction)	<u>X</u>	—	—	—	<u>X</u>
b. Would existing noise levels impact the proposed use?	—	—	<u>X</u>	—	—
c. Are Title 25 Noise Insulation Standards applicable?	—	—	<u>X</u>	—	—

These matters require discussion in the EIR.

6. <u>Air Quality/Climate.</u> Would the proposed project result in:					
a. Violation of any ambient quality standard or contribution to an existing air quality violation?	—	<u>X</u>	—	—	<u>X</u>
b. Exposure of sensitive receptors to air pollutants?	—	<u>X</u>	—	—	<u>X</u>
c. Creation of objectionable odors?	—	—	<u>X</u>	—	—
d. Burning of any materials including brush, trees, or construction materials?	—	—	<u>X</u>	—	—
e. Alteration of wind, moisture, or temperature (including sun shading effects), or any change in climate, either locally or regionally?	<u>X</u>	—	—	—	<u>X</u>

Construction and operation of the proposed project would not create objectionable odors nor would they involve burning of any materials. Construction activities would generate dust emissions from the action of wind over exposed earth surfaces. Such emissions could be suppressed by about 50% by twice daily watering of exposed earth surfaces. Dust emissions from the loads on haul trucks could be suppressed by the use of tarpaulins or other covers.

Air quality impacts and localized impacts on wind will be evaluated in the EIR.

7. Utilities and Public Services. Would the proposed project:

Yes Maybe No N/A Disc.

- a. Have an effect upon, or result in a need for, new or altered governmental services in any of the following?

fire protection
police protection
schools
parks or other recreational facilities
maintenance of public facilities
power or natural gas
communications systems
water
sewer/storm water drainage
solid waste collection and disposal

—	—	X	—	—
—	—	X	—	—
—	—	X	—	—
—	—	X	—	—
—	—	X	—	—
—	—	X	—	—
—	—	X	—	—
—	—	X	—	—
—	—	X	—	—
—	—	X	—	—

The proposed development would increase the building area on the site and the number of persons using the project area and could increase the fire hazard. The project would incorporate more extensive fire protection measures than most existing buildings in the area, to comply with the more stringent building code standards now in effect. The project would not require additional fire department personnel or equipment. Water for fighting fires would be available to the project from both the domestic and high-pressure water systems on the site;¹ a fire department high-pressure hydrant is located on the property at the east end of Green Street. Improvements erected on this property must provide for adequate access at all times to the main supplying this hydrant, and to the hydrant; access is required for use of this hydrant as well as for maintenance work. Response time to the site would be three to five minutes. The project sponsor would insure 24 hour a day access to the hydrant.

The proposed Embarcadero Terraces development would increase population and property on the site, which could increase crime. Appropriate mitigation measures (alarms, adequate lighting in entry ways, closed-circuit camera systems, security personnel, etc.) would be incorporated into the project. Additional personnel or equipment would not be required by the police department for the project; however, cumulative growth in the area could increase the demand for police services.²

The proposed office portion of the project would create a demand for about 120 dwelling units in the City, according to the formula of the Department of City Planning. It is not

anticipated that the project would generate more than 20 to 25 school-age children. The San Francisco Unified School District could easily accommodate those numbers in providing educational services.³

The development is in the vicinity of Coit Tower, Levi's Plaza and Walton Park; this first is City-owned and the latter are privately maintained. It is not anticipated that the project would generate excessive demand on parks or other recreational facilities in the City or have any direct effect on the maintenance of public facilities.⁴

There would be a net increase in the consumption of energy generated by the proposed development. The existing electric facilities in Green Street may require some modification to accommodate the project. The existing gas distribution system in the area may need reinforcement for the project. PG&E does not anticipate difficulty in providing the required amount of natural gas or electricity for the project.⁵ The project sponsor has stated that the project would conform to California Energy Commission standards for residential and nonresidential buildings (Title 24 of the California Administrative Code).

There would be increased demand for communication systems generated by the proposed development. Underground conduit located in the vicinity of the site would be sufficient for Pacific Telephone to provide service to the proposed project.⁶

The development would result in water consumption at the site of approximately 17,150 gallons per day (gpd). There is a six-inch water main on Union Street and an eight-inch main on Front Street. These are of adequate size to serve the demands of the proposed project, and the San Francisco Water Department does not anticipate any problems in the supply of water.⁷

The amount of wastewater generated by the project would be about the same as the water consumed. There is a 2-foot-6-inch by 5-foot-6 inch concrete box sewer on Front Street which would adequately handle increased surface flows as well as storm drainage. It is not anticipated that the City would have any difficulties in providing services to the site.⁸

The proposed office building would generate about 1,400 pounds of solid waste each work day. The Golden Gate Disposal Company would remove solid waste and does not

anticipate problems in meeting the demand generated by the proposed development.⁹ The project sponsor would encourage the recycling of materials such as glass, metal, paper products and newspaper.

With the exception of possible effects from cumulative development in the project area, the project would not have a significant effect on utilities and public services and these matters do not require further discussion in the EIR.

¹Chief Ed Murphy, Support Services, San Francisco Fire Department, letter communication, May 12, 1982.

²Sergeant Paul Libert, Planning and Research, San Francisco Police Department, letter communication, May 6, 1982.

³Robert Walker, Manager, Student Assignments Office, San Francisco Unified School District, telephone communication, March 3, 1982.

⁴Jim Rogers, Assistant Superintendent of Parks, Recreation and Park Department, telephone communication, May 12, 1982.

⁵William V. McIntosh, Power Engineer, Pacific Gas and Electric Company, letter of May 13, 1982.

⁶G. F. Parish, Manager Engineering, Pacific Telephone and Telegraph Company, letter of May 21, 1982.

⁷Cy Wentworth, Water Estimator, San Francisco Water Department City Distribution Division, telephone conversation, May 12, 1982.

⁸Mervin Francies, Engineering Associate II, San Francisco Clean Water Program, telephone conversation, May 12, 1982.

⁹Fiore Garbarino, Service Manager, Golden Gate Disposal, telephone conversation, May 12, 1982.

8. Biology

Yes Maybe No N/A Disc.

- | | | | | | |
|---|---|---|----------|---|----------|
| a. Would there be a reduction in plant and/or animal habitat or interference with the movement of migratory fish or wildlife species? | — | — | <u>X</u> | — | <u>X</u> |
| b. Would the project affect the existence or habitat of any rare, endangered or unique species located on or near the site? | — | — | <u>X</u> | — | <u>X</u> |
| c. Would the project require removal of mature scenic trees? | — | — | <u>X</u> | — | <u>X</u> |

The proposed development site currently has a paved parking lot on it. There are no plant or animal habitats on the site. It is expected that birds would be attracted to the site after project implementation because of the landscaping proposed. This matter does not require further discussion in the EIR.

9. Land. (topography, soils, geology) Would proposed project result in or be subject to:

- | | | | | | |
|---|----------|----------|---|---|----------|
| a. Potentially hazardous geologic or soils conditions on or immediately adjoining the site (slides, subsidence, erosion, and liquefaction)? | — | <u>X</u> | — | — | <u>X</u> |
| b. Grading (consider height, steepness and visibility of proposed slopes; consider effect of grading on trees and ridge tops)? | <u>X</u> | — | — | — | <u>X</u> |
| c. Generation of substantial spoils during site preparation, grading, dredging or fill? | <u>X</u> | — | — | — | <u>X</u> |

These matters require discussion in the EIR.

10. Water. Would the proposed project result in:

- | | | | | | |
|--|----------|----------|----------|---|----------|
| a. Reduction in the quality of surface water? | — | — | <u>X</u> | — | — |
| b. Change in runoff or alteration to drainage patterns? | — | — | <u>X</u> | — | — |
| c. Change in water use? | <u>X</u> | — | — | — | <u>X</u> |
| d. Change in quality of public water supply or in quality or quantity (dewatering) of groundwater? | — | <u>X</u> | — | — | <u>X</u> |

There is no surface water at the site. The site is currently impermeable, covered by an asphalt parking lot. The proposed project would provide for a more permeable site and drainage would be more efficient. Storm water would continue to drain into the combined City drain/sewer system. These matters require no further study in the EIR.

There would be an increase in water use on site and project construction would require dewatering. These matters will be evaluated in the EIR.

11. <u>Energy/Natural Resources</u> . Would the proposed project result in:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Any change in consumption of energy?	<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>
b. Substantial increase in demand on existing energy sources?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>
c. An effect on the potential use, extraction, conservation or depletion of a natural resource?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>

These matters will be discussed in the EIR.

12. <u>Hazards</u> . Would the proposed project result in:	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
a. Increased risk of explosion or release of hazardous substances (e.g., oil, pesticides, chemicals or radiation), in the event of an accident, or cause other dangers to public health and safety?	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>
b. Creation of or exposure to a potential health hazard?	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>
c. Possible interference with an emergency response plan or emergency evacuation plan?	<u>—</u>	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>

It is not anticipated that the proposed project would result in any increased risk of explosion or release of hazardous substances.

An evacuation and emergency response plan would be developed by the project sponsor or building management staff, in consultation with the Mayor's Office of Emergency Services, to ensure coordination between the City's emergency planning activities and the project's plan and to provide for building occupants in the event of an emergency. The

project's plan would be reviewed by the Office of Emergency Services and implemented by building management prior to final occupancy of the structure.¹ These matters require no further discussion in the EIR.

¹ Michael Blumenthal, Project Sponsor, telephone conversation, July 21, 1982.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>N/A</u>	<u>Disc.</u>
13. <u>Cultural</u> . Would the proposed project:					
a. Include or affect a historic site, structure, or building?	<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>
b. Include or affect a known archaeological resource or an area of archaeological resource potential?	<u>X</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>X</u>
c. Cause a physical change affecting unique ethnic or cultural values?	<u>—</u>	<u>X</u>	<u>—</u>	<u>—</u>	<u>X</u>

There are no buildings on the project site. Because of the site's location in the north-eastern waterfront area, these matters require further study in the EIR.

C. MITIGATION MEASURES:	<u>Yes</u>	<u>No</u>	<u>Disc.</u>
a. Are mitigation measures included in the project?	<u>X</u>	<u>—</u>	<u>X</u>
b. Are other mitigation measures available?	Possible if need is identified		

Mitigation measures for the project will be discussed in the EIR.

D. ALTERNATIVES:	<u>Yes</u>	<u>No</u>	<u>Disc.</u>
a. Were alternatives considered:	<u>X</u>	<u>—</u>	<u>X</u>

Several alternatives to the proposed project were under consideration.

- No Project Alternative would address leaving the project site in its present state. This would allow development of the site at some future time. Also discussed under this alternative would be the effect of locating the proposed project in another Bay Area location.
- Alternative Design Complying with Planning Code would address a project which would require no Conditional Use authorization. The project would include all required parking on-site and would be a smaller office structure or a warehousing facility.
- Mixed-Use Alternative would address an alternative which would meet the housing requirement generated by the proposed office development by placing all or part of the housing on-site.
- Maritime Use Alternative would address possible use of the site for shipping and cargo handling. It should be noted that the Port of San Francisco's Adopted Maritime Plan designates this site for non-maritime revenue producing use.
- Alternative Building Designs were considered, and discussed by representatives of the Architect, the Planning and Development Consultant, the EIR consultant and the Office of Environmental Review.¹ Alternative designs were rejected because the irregularly-shaped lot would necessitate a similar footprint for any alternative structure of this size.

The above alternatives will be discussed in the EIR for the project.

¹ Meeting held April 22, 1982 at Office of Environmental Review, 45 Hyde Street, San Francisco, CA 94102

E. MANDATORY FINDINGS OF SIGNIFICANCE:

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Yes No Disc.

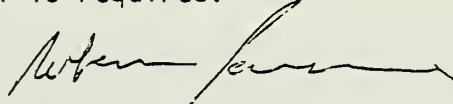
X - X

the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures, numbers_____, in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



Robert W. Passmore
Assistant Director-Implementation

for

Dean Macris
Director

Date: 8/3/82

DISTRIBUTION LIST

FEDERAL AND STATE AGENCIES

State Office of Intergovernmental
Management (10)
State Clearinghouse
1400 - Tenth Street
Sacramento, California 95814

Caltrans
130 Oak Street
San Francisco, CA 94102

San Mateo County Transit District
400 South El Camino
San Mateo, California 94402

REGIONAL AGENCIES

Association of Bay Area
Governments
Hotel Claremont
Berkeley, California 94705

Bay Area Air Quality
Management District
939 Ellis Street
San Francisco, California 94109
Attn: Irwin Mussen

Bay Area Rapid Transit
District
800 Madison Street
Oakland, California 94607

California Archaeological Site Inventory
Northwest Information Center
Department of Anthropology
Sonoma State University
Rohnert Park, CA 94928

Golden Gate Bridge Highway &
Transportation District
P.O. Box 9000, Presidio Station
San Francisco, California

Alameda-Contra Costa Transit District
508 - 16th Street
Oakland, CA 94612

Metropolitan Transportation Commission
Hotel Claremont
Berkeley, California 94705

CITY AND COUNTY OF SAN FRANCISCO

San Francisco City Planning Commission
450 McAllister, 4th Floor
San Francisco, California 94102
Lee Woods, Commission Secretary
Toby Rosenblatt, President
Susan Bierman
Roger Boas
Norman Karasick, Alternate
Jerome Klein
Yoshio Nakashima
Richard Sklar
Eugene Kelleher, Alternate
C. Mackey Salazar

Landmarks Preservation Advisory Board
100 Larkin Street
San Francisco, CA 94102
Jonathan Malone, Secretary
Patrick McGrew, President
Phillip P. Choy
Elizabeth de Losada
David M. Hartley
Carolyn Klemeyer
Jean E. Kortum
Ann Sabiniano
Walter Sontheimer
John Ritchie

Bureau of Building Inspection
450 McAllister Street
San Francisco, California 94102
Attention: Robert Levy,
Superintendent

CITY AND COUNTY OF SAN FRANCISCO
(continued)

Water Department
Distribution Division
425 Mason Street
San Francisco, CA 94102
Attn: George Nakagaki, Manager

San Francisco Municipal Railway
Muni Planning Division
949 Presidio Avenue, Room 204
San Francisco, CA 94115
Attn: Peter Straus

San Francisco Committee for
Utility Liaison on Construction
and Other Projects (CULCOP)
c/o GES - Utility Liaison
City Hall, Room 363
San Francisco, CA 94102
Attn: Herman Beneke

San Francisco Department of
Public Works
460 McAllister Street
San Francisco, CA 94102
Attn: Scott Shoaf

San Francisco Fire Department
260 Golden Gate Avenue
San Francisco, California 94102
Attn: Joseph Sullivan, Chief
Division of Planning
and Research

San Francisco Public Utilities
Commission
Bureau of Energy Conservation
949 Presidio Avenue, Room 111
San Francisco, CA 94115
Attn: Flint Nelson, Director

San Francisco Public Utilities
Commission
City Hall, Room 287
San Francisco, CA 94102
Attn: Richard Sklar

San Francisco Office of Public Works
City Hall, Rm. 260
San Francisco, CA 94102
Attn: Jeffrey Lee

San Francisco Real Estate Dept.
450 McAllister Street, Room 600
San Francisco, CA 94102
Attn: Wallace Wortman
Director of Property

Mayor's Economic Development Council
480 McAllister Street
San Francisco, CA 94102
Attn: Mr. Richard Goblirsch
Mr. Harvey Kroll

Bureau of Engineering
45 Hyde St, #222
San Francisco, CA 94102
Attn: Ray Danehy

GROUPS & INDIVIDUALS

AIA
Northern California Chapter
790 Market Street
San Francisco, CA 94102

Bay Area Council
348 World Trade Center
San Francisco, CA 94111

Brobeck, Phleger, Harrison
One Market Plaza
San Francisco, CA 94105
Attn: Michael J. Rushman, Esq.

David Caprone
Lincoln Property Company
220 Sansome Street
San Francisco, CA 94104

Chickering & Gregory
3 Embarcadero Center, 23rd Floor
San Francisco, CA 94111
Attn: Kent Soule

Consumer Action
1417 Irving Street
San Francisco, CA 94122
Attn: Kay Pachtner

Joseph Coriz
2853 - 22nd Street
San Francisco, CA 94110

GROUPS & INDIVIDUALS (cont'd)

Cushman & Wakefield
555 California Street, Suite 2700
San Francisco, CA 94104
Attn: Calvin Dare

Downtown Association
582 Market Street
San Francisco, CA 94104
Attn: Lloyd Pflueger

Downtown Senior Social Services
295 Eddy Street
San Francisco, CA 94102
Environmental Science Associates
1291 E. Hillsdale Boulevard
Foster City, CA 94404

Environmental Simulation Laboratory
316 University Hall
University of California
Berkeley, CA 94720
Attn: Peter Bosselman

Friends of the Earth
1045 Sansome Street #404
San Francisco, CA 94111
Attn: Connie Parrish

The Foundation for San Francisco's
Architectural Heritage
2007 Franklin Street
San Francisco, CA 94109
Attn: Grant Dehart

Gruen, Gruen + Associates
564 Howard Street
San Francisco, CA 94105

Ann Halsted
633 Battery Street
San Francisco, CA 94111

Heller, Ehrman, White & McAuliffe
44 Montgomery Street, 32nd Floor
San Francisco, CA 94104
Attn: Robert L. Gibney, Jr.

Sue Hestor
4536 - 20th Street
San Francisco, CA 94114

Paula Lamb
822 Masonic Avenue
San Francisco, CA 94117

Chris Lavdiotis
1919 - 28th Ave.
San Francisco, CA 94116

Legal Assistance to the Elderly
333 Valencia Street
San Francisco, CA 94103
Attn: Brent Kato

Robert Meyers Associates
5826 Balboa Drive
Oakland, CA 94611

Gerald Owyang
1517 Reed Ave., #2
San Diego, CA 92109

David P. Rhodes
44 Montgomery Street, Suite 547
San Francisco, CA 94104

San Francisco Tomorrow
88 First Street, Room 600
San Francisco, CA 94105
Attn: Suzanne Smith

San Franciscans for Reasonable Growth
88 First Street
San Francisco, CA 94105
Attn: Carl Imparato

John Sanger & Associates
2340 Market Street
San Francisco, CA 94114

Senior Escort Program
South of Market Branch
814 Mission Street
San Francisco, CA 94103

Sierra Club
530 Bush Street
San Francisco, CA 94108
Attn: Becky Evans

Kent E. Soule
1180 Filbert Street, #204
San Francisco, CA 94109

GROUPS & INDIVIDUALS (cont'd)

Tenants & Owners Development Corp.
177 Jessie Street
San Francisco, CA 94105
Attn: John Elberling

Paul Thayer
1033 Stanyan
San Francisco, CA 94117

Timothy Tosta
333 Market Street, Suite 2230
San Francisco, CA 94105

Steven Weicker
899 Pine Street, #1610
San Francisco, CA 94108

Women's Chamber of Commerce
681 Market Street, Room 992
San Francisco, CA 94105

San Francisco Forward
640 Market Street
San Francisco, CA 94104
Attn: Frank Noto

Mrs. G. Bland Platt
339 Walnut Street
San Francisco, CA 94118

Charles Hall Page and Associates
364 Bush Street
San Francisco, CA 94104

San Francisco Beautiful
41 Sutter Street
San Francisco, CA 94104
Attn: Mrs. H. Klussman, President

San Francisco Building & Construction
Trades Council
400 Alabama Street, Room 100
San Francisco, CA 94110
Attn: Stanley Smith

San Francisco Chamber of Commerce
456 California Street
San Francisco, CA 94105
Attn: Richard Morten

San Francisco Ecology Center
13 Columbus Avenue
San Francisco, CA 94111

San Francisco Junior
Chamber of Commerce
251 Kearny Street
San Francisco, CA 94108

San Francisco Labor Council
3068 - 16th Street
San Francisco, CA 94103
Attn: Bernard Speckman

San Francisco Planning and Urban
Research Association
312 Sutter Street
San Francisco, CA 94108

San Francisco Convention and
Visitors Bureau
1390 Market Street, Suite 260
San Francisco, CA 94102
Attn: R. Sullivan, Manager

Jeff Vance
Campeau Corp. of California
681 Market Street
San Francisco, CA 94105

Elmer Johnson
Building Owners & Managers
690 Market Street
San Francisco, CA 94104

Building Service Employees
Union, Local 87
240 Golden Gate Avenue
San Francisco, CA 94102

Charles Gill
315 Ivy Street
San Francisco, CA 94102

ADJACENT PROPERTY OWNERS

Port of San Francisco
Room 2000, The Ferry Building
San Francisco, CA 94111

ADJACENT PROPERTY OWNERS
(continued)

John Shirley
300 Montgomery Street
San Francisco, CA 94104

Kelsoland Partners
c/o McGuire Co.
1201 Bryant Street
San Francisco, CA 94103

Charles & Ann Demicheli
2000 Sea Cliff Avenue
San Francisco, CA 94121

BJEW
411 Borel Avenue, #600
San Mateo, CA 94402

MEDIA

San Francisco Bay Guardian
27000 - Nineteenth Street
San Francisco, CA 94110
Attn: Patrick Douglas, City Editor

San Francisco Chronicle
925 Mission Street
San Francisco, California 94103
Attn: Marshall Kilduff

San Francisco Examiner
110 - Fifth Street
San Francisco, CA 94103
Attn: Gerald Adams

San Francisco Progress
851 Howard Street
San Francisco, CA 94103
Attn: Mike Mewhinney

The Sun Reporter
1366 Turk Street
San Francisco, CA 94115

LIBRARIES

Documents Department
City Library - Civic Center
San Francisco, CA 94102
Attn: Faith Van Liere

Environmental Protection
Agency Library
215 Fremont Street
San Francisco, CA 94105
Attn: Jean Circiello

Government Documents Section
Stanford University
Stanford, CA 94305

Government Publications Department
San Francisco State University
1630 Holloway Avenue
San Francisco, CA 94132

Hastings College of the Law - Library
198 McAllister Street
San Francisco, CA 94102

Institute of Governmental Studies
1209 Moses Hall
University of California
Berkeley, CA 94720

Golden Gate University
Library
536 Mission St.
San Francisco, CA 94105

GROUPS & INDIVIDUALS (continued)

Whisler-Patri

Ellen Byrne
c/o Mills Carnegie

Canon Kip Committee House

Central City Council

Jim Firth

South of Market Association

Marie Vermiglio

ADJACENT PROPERTY OWNERS

415 Merchant Street Associates

Michael J. Borelli

500 Sansome Street Company

George Lippi

407 Sansome Associates
c/o Donald G. Nicholls

Hung On Tong Society

Wells Fargo Bank
c/o Real Property Mgmt. #931

Hansel Corporation
c/o Ritchie & Ritchie

Wells Fargo Bank
c/o Gibson, Dunn & Crutcher

Block 230 Associates
c/o Bill F. Osborne

Dow Jones & Company, Inc.
c/o Comptroller

M & T Properties Inc.
c/o Doan Corp.

OGS Investments Inc.
c/o Leland Parachini, et al

Oak Post Company

ADJACENT PROPERTY OWNERS
(continued)

WF Build'ng Co.
c/o William Savage

Bank of California N.A.
c/o Comptroller

Golden Gateway Holding Corp.

